

**ORDINANCE NO. 2006-16-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM A TO R1.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana, to wit:

The East Half of the Southeast Quarter of Section 25, Township 24 North, Range 5 West, in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Beginning at a Berntsen monument marking the southeastern corner of the said Southeast Quarter; thence North 89° 42' 35" West along the southern line of the said Southeast Quarter for 1,321.61 feet to the southwestern corner of the said East Half; thence North 00° 33' 31" West along the western line of the said East Half for 2,644.84 feet to the northwestern corner of the said East Half; thence South 89° 43' 39" East along the northern line of the said Southeast Quarter for 1,315.19 feet to the northeastern corner of the said Southeast Quarter; thence South 00° 41' 52" East along the eastern line of the said Southeast Quarter for 2,645.35 feet; to the point of beginning, containing 80.05 acres, more or less.

EXCEPTING THEREFROM all of that part of the above described real estate which was rezoned from "A" to "R1" on December 4, 2000, by the Board of Commissioners of Tippecanoe County, Indiana;

ALSO EXCEPT the following described tract lying within the 100 year flood plain:

Commencing at the northeastern corner of the said Southeast Quarter; thence North 89° 43' 39" West along the northern line of the said Southeast Quarter for 79.00 feet to the POINT OF BEGINNING; thence continuing North 89° 43' 39" West along the said northern line for 146.40 feet; thence South 30° 52' 58" West for 20.25 feet; thence South 85° 54' 28" West for 51.22 feet; thence South 35° 53' 47" West for 23.28 feet; thence South 03° 19' 13" West for 46.33 feet; thence South 32° 54' 14" West for 34.77 feet; thence South 09° 26' 08" West for 295.18 feet; thence South 08° 37' 54" West for 90.85 feet; thence South 22° 29' 09" West for 116.55 feet; thence South 10° 53' 19" West for 127.59 feet; thence South 15° 12' 06" East for 136.62 feet; thence South 39° 57' 51" West for 33.00 feet; thence South 65° 43' 18" West for 40.03 feet; thence South 75° 11' 53" West for 60.46 feet; thence North 82° 07' 06" East for 70.67 feet; thence North 83° 08' 33" East for 42.53 feet; thence South 69° 42' 29" East for 20.76 feet; thence South 70° 06' 53" East for 29.04 feet; thence South 49° 35' 31" East for 93.08 feet; thence South 60° 00' 28" East for 75.39 feet; thence South 01° 52' 28" East for 43.73 feet; thence South 18° 55' 50" East for 57.63 feet; thence South 86° 49' 51" East for 92.29 feet; thence South 83° 13' 28" East for 102.03 feet; thence North 53° 10' 31" East for 47.22 feet to the eastern line of the said Southeast Quarter: thence North 00° 41' 52" West along the said eastern line for 232.49 feet; thence South 60° 27' 44" West for 71.25 feet; thence South 62° 14' 43" West for 39.00 feet; thence South 84° 33' 44" West for 49.20 feet; thence North 61° 28' 03" West for 34.35 feet; thence North 38° 17' 18" West for 128.03 feet; thence North 02° 39' 12" East for 67.85 feet; thence North 47° 11' 04" East for 63.87 feet; thence North 10° 11' 34" East for 33.96 feet; thence North 10° 32' 18" West for 34.65 feet; thence North 49° 57' 50" West for 36.87 feet; thence North 18° 11' 27" West for 37.48 feet; thence North 06° 51' 57" East for 39.31 feet; thence North 08° 59' 34" East for 35.98 feet; thence North 25° 53' 29" East for 24.60 feet; thence North 18° 51' 16" East for 39.37 feet; thence North 16° 43' 02" East for 176.29 feet; thence North 04° 12' 15" East for 160.41 feet; thence North 27° 45' 08" East for 127.54 feet to the point of beginning, containing 5.53 acres, more or less;

ALSO EXCEPT the following described tract lying within the 100 year flood plain:

Commencing at the southeastern corner of the said Southeast Quarter, thence North 89° 42' 35" West along the southern line of the said Southeast Quarter for 477.00 feet to the POINT OF BEGINNING; thence continuing North 89° 42' 35" West along the southern line of the said Southeast Quarter for 844.61 feet to the southwestern corner of the said East Half; thence North 00° 33' 31" West along the western line of the said East Half for 364.88 feet; thence North 39° 22' 43" East for 142.73 feet; thence North 53° 32' 38" East for 147.69 feet; thence North 46° 47' 00" East for 118.21 feet; thence North 64° 47' 21" East for 95.59 feet; thence North 58° 40' 15" East for 153.14 feet; thence North 87° 37' 43" East for 100.11 feet; thence South 83° 01' 09" East for 137.12 feet; thence South 80° 30' 49" East for 130.02 feet; thence South 71° 56' 44" East for

133.85 feet; thence South 49° 09' 27" East for 135.93 feet; thence North 77° 38' 53" East for 105.41 feet; thence North 58° 18' 59" East for 59.38 feet; thence South 74° 24' 45" East for 47.58 feet; thence North 34° 38' 14" East for 18.48 feet to the eastern line of the said Southeast Quarter; thence South 00° 41' 52" East along the said eastern line for 363.73 feet; thence South 44° 07' 28" West for 134.90 feet; thence South 82° 12' 41" West for 112.39 feet; thence South 78° 52' 50" West for 130.64 feet; thence South 64° 57' 28" West for 54.93 feet; thence North 40° 03' 08" West for 33.22 feet; thence North 07° 10' 44" West for 78.01 feet; thence North 17° 21' 49" East for 128.75 feet; thence North 49° 46' 25" West for 122.44 feet; thence South 26° 38' 08" West for 193.50 feet; thence South 31° 09' 11" West for 125.02 feet; thence South 13° 42' 10" East for 70.28 feet; thence South 61° 52' 11" East for 64.81 feet; thence South 00° 09' 45" West for 15.84 feet; thence South 87° 43' 06" East for 126.66 feet; thence North 89° 58' 58" East for 52.72 feet; thence South 85° 11' 28" East for 22.13 feet; thence South 85° 27' 46" East for 57.10 feet; thence South 70° 40' 11" West for 21.34 feet; thence South 79° 45' 18" West for 101.79 feet; thence South 81° 24' 29" West for 64.92 feet to the point of beginning, containing 16.92 acres, more or less.

CONTAINING AFTER SAID EXCEPTIONS a net area of 11.35 acres, more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from A to R1.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 7<sup>th</sup> day of August, 2006.

VOTE:

Yes

\_\_\_\_\_  
John L. Knochel, President

Yes

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Ruth E. Shedd, Vice President

Yes

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KD Benson, Member

ATTEST:

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Robert A. Plantenga, Auditor